

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Alameda County Consortium

State: CA

PJ's Total HOME Allocation Received: \$60,730,530

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	93.71 %	93.35 %	38	93.41 %	55		50
% of Funds Disbursed	88.55 %	85.12 %	24	84.68 %	69		62
Leveraging Ratio for Rental Activities	7.54	5.84	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	93.11 %	72.98 %	24	80.76 %	64		43
% of Completed CHDO Disbursements to All CHDO Reservations***	80.08 %	61.88 %	23	68.18 %	75		66
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.48 %	77.72 %	41	80.32 %	62		49
% of 0-30% AMI Renters to All Renters***	45.18 %	39.58 %	38	45.16 %	45		49
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.53 %	1	95.04 %	100		100
Overall Ranking:			In State:	13 / 92	Nationally:	84	77
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,514	\$33,130		\$26,037	684	Units	52.00 %
Homebuyer Unit	\$24,736	\$20,348		\$14,755	24	Units	1.80 %
Homeowner-Rehab Unit	\$30,375	\$27,021		\$20,487	4	Units	0.30 %
TBRA Unit	\$4,581	\$2,819		\$3,225	603	Units	45.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alameda County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$162,010	\$214,860	\$30,375
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	28.8	50.0	100.0	20.2	Single/Non-Elderly:	29.1	29.2	0.0	21.9
Black/African American:	29.7	20.8	0.0	54.2	Elderly:	28.2	0.0	50.0	1.5
Asian:	20.0	0.0	0.0	6.6	Related/Single Parent:	20.9	12.5	0.0	64.7
American Indian/Alaska Native:	1.8	0.0	0.0	0.7	Related/Two Parent:	16.8	50.0	50.0	9.1
Native Hawaiian/Pacific Islander:	1.2	0.0	0.0	1.0	Other:	5.0	8.3	0.0	2.8
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3					
Asian and White:	0.1	0.0	0.0	0.7					
Black/African American and White:	0.0	0.0	0.0	0.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	2.0	4.2	0.0	2.0					
Asian/Pacific Islander:	3.9	4.2	0.0	0.0					
ETHNICITY:									
Hispanic	12.4	20.8	0.0	13.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	38.9	25.0	75.0	15.1	Section 8:	17.8	0.0 [#]		
2 Persons:	26.8	12.5	25.0	35.5	HOME TBRA:	5.3			
3 Persons:	14.3	20.8	0.0	23.7	Other:	27.9			
4 Persons:	9.4	16.7	0.0	15.9	No Assistance:	49.0			
5 Persons:	7.6	20.8	0.0	5.5					
6 Persons:	2.6	0.0	0.0	3.3					
7 Persons:	0.3	4.2	0.0	0.8					
8 or more Persons:	0.1	0.0	0.0	0.2					
					# of Section 504 Compliant Units / Completed Units Since 2001			324	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alameda County Consortium

State: CA

Group Rank: 84
(Percentile)

State Rank: 13 / 92 PJs

Overall Rank: 77
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	93.11	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	80.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.69	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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